



KITTERY TOWN PLANNING BOARD MEETING

Council Chambers – Kittery Town Hall 200 Rogers Road, Kittery, Maine 03904

Phone: 207-475-1323 - Fax: 207-439-6806 - www.kittery.org

AGENDA for Thursday, May 14, 2015

6:00 P.M. to 10:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF 4/23/2015 MEETING

PUBLIC COMMENTS - Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate. Those providing comment must state clearly their name and address and record it in writing at the podium.

PUBLIC HEARING/OLD BUSINESS

ITEM 1 – Bartlett Hill Multifamily Cluster Subdivision – Subdivision Preliminary Plan Review

Action: hold a public hearing, grant or deny preliminary plan approval. Owner and applicant Peter J. Paul, Trustee of AMP Realty Holdings, LLC, requests approval of plans to develop a multi-family residential cluster subdivision. The approximately 18-acre parcel is located on portion of Tax Map 28, Lot 14 with frontage along Fernald Road and Route 236, in the Residential – Suburban (R-S) Zone with portions in the Commercial (C-2) Zone and Resource Protection Overlay (OZ-RP) Zone. Agent is Tom Harmon, Civil Consultants.

ITEM 2 – 100 Pepperrell Road – Shoreland Development Plan Review

Action: hold a public hearing, approve or deny development plan. Owners and applicants Jonathan King and James W. Stott are requesting approval of plans to remove the 20th-century additions to the John Bray house and connect new construction consisting of a main dwelling wing with attached garage, a guest wing, a summer house and a deck and pool. 100 Pepperrell Road is located at Tax Map 27, Lot 45 in the Kittery Point Village (R-KPV) and Shoreland Overlay (OZ-SL-250') Zones. Agent is Simon Jacobsen, Jacobsen Architecture, LLC.

OLD BUSINESS

ITEM 3 – Old Armory Way Mixed Use Development – Preliminary Site Plan Review

Action: grant or deny continuance. Owner/applicant Ken McDavitt continuance of his plan seeking approval to construct two condominiums (total of three dwelling units) with eight commercial boat slips at 15 Old Armory Way, Tax Map 4, Lot 51 in the Mixed Use – Kittery Foreside (MU-KF) Zone, Shoreland Overlay (OZ-SL-250') Zone, and Commercial Fisheries/Maritime Uses Overlay (OZ-CFMU) Zone. Agent is Ken Wood, P.E., Attar Engineering, Inc.

ITEM 4 – Yankee Commons Mobile Home Park Expansion – Subdivision Preliminary Plan Review

Action: schedule a public hearing. Owner/applicant Real Property Trust Agreement requests consideration of plans for a 78-lot expansion of the Yankee Commons Mobile Home Park for the property located at US Route 1, Tax Map 66, Lot 24 in the Mixed Use (MU) and Residential – Rural (R-RL) Zones. Agent is Thomas Harmon, P.E., Civil Consultants.

NEW BUSINESS

ITEM 5 – 81 Tower Road – Shoreland Development Plan Review

Action: accept or deny plan application; approve or deny plan. Owner/applicant The Frederick Nominee Trust requests consideration of a shoreland development plan for an addition to and second story expansion of an existing, nonconforming structure located at 81 Tower Road, Tax Map 58, Lot 46 in the Residential – Rural Conservation (R-RLC) and Shoreland Overlay (OZ-SL-250') Zones. Agent is Jason Smith, Evergreen Builders.

ITEM 6 – Hampton Inn, 275 US Route 1 – Sketch Plan Review

Action: approve or deny sketch plan. Owner Kittery Trading Post Shops, LLC and applicant 275 US Route 1, LLC request consideration of a sketch plan for a commercial development consisting of an 83-room hotel located at 275 US Route 1, Tax Map 30, Lot 41 in the Commercial 1 (C-1) and Resource Protection Overlay (OZ-RP) Zones. Agent is Ryan Plummer, Two International Group.

ITEM 7 – 9 Mill Pond Road – Shoreland Development Plan Review

Action: accept or deny plan application; ~~approve or deny plan.~~ Owner/applicant Eric Stites requests consideration of a shoreland development plan for an addition to and second story expansion of an existing, nonconforming structure located at 9 Mill Pond Road, Tax Map 23, Lot 6A in the Residential – Urban (R-U), Shoreland Overlay (OZ-SL-250'), and Resource Protection Overlay (OZ-RP) Zones. Agent is Tom Emerson, Studio B-E.

ITEM 8 – Lewis Farm Subdivision Phase II – Major Modification to an Approved Plan

Action: approve or deny plan modification. Owner/applicant Lewis Farm, LLC requests consideration of a major modification to an approved subdivision plan located off Haley Road and Lewis Road, Tax Map 61, Lots 25 and 29, in the Residential – Rural (R-RL) Zone. The modifications consist of revised lot lines and revised Maine Department of Environmental Protection wooded buffers. Agent is Jeffrey Clifford, P.E., Altus Engineering.

ITEM 9 – Board Member Items / Discussion

- A. Committee Updates
- B. Other

ITEM 10 – Town Planner Items:

- A. KACTS Kittery Foreside 2016-17 Infrastructure Funding Update
- B. Other

ADJOURNMENT - (by 10:00 PM unless extended by motion and vote)

NOTE: ACTION LISTED IN ABOVE AGENDA ITEMS IS FOR REFERENCE ONLY AND THE BOARD MAY DETERMINE A DIFFERENT ACTION. DISCLAIMER: ALL AGENDAS ARE SUBJECT TO REVISION ONE WEEK PRIOR TO THE SCHEDULED TOWN PLANNING BOARD MEETING. TO REQUEST A REASONABLE ACCOMMODATION FOR THIS MEETING CONTACT STAFF AT (207) 475-1323.